

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: July 11, 2022

PLANNING COMMISSION DATE: July 19, 2022

ACTION REQUESTED: Request for Rezone to PUD-4

REQUESTED BY: Pines Golf Course Inc
Accord Development II LLC

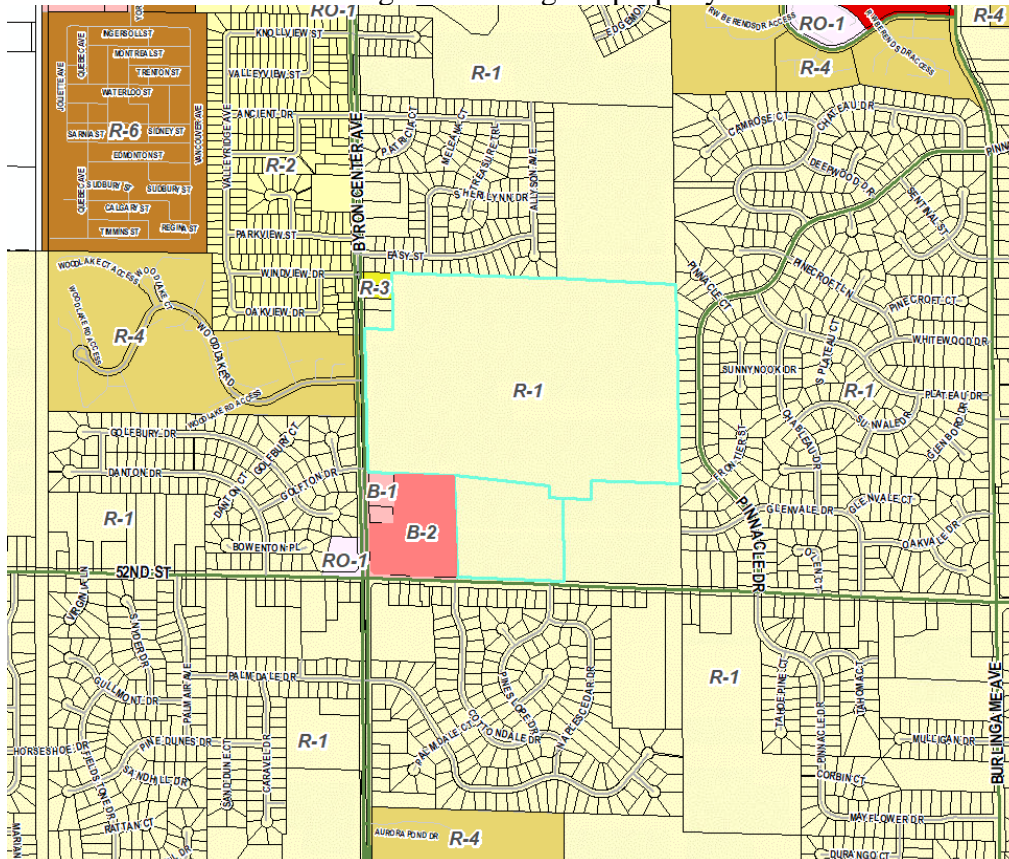
REPORT PREPARED BY: Nicole Hofert, Dir. of Planning & Eco Development
Paul Smith, Planner II

GENERAL LOCATION DESCRIPTION:

The property includes multiple parcels and in total is 114.52 acres. The addresses are 5050 Byron Center Avenue SW and 2180 52nd Street SW.

EXISTING ZONING CHARACTERISTICS:

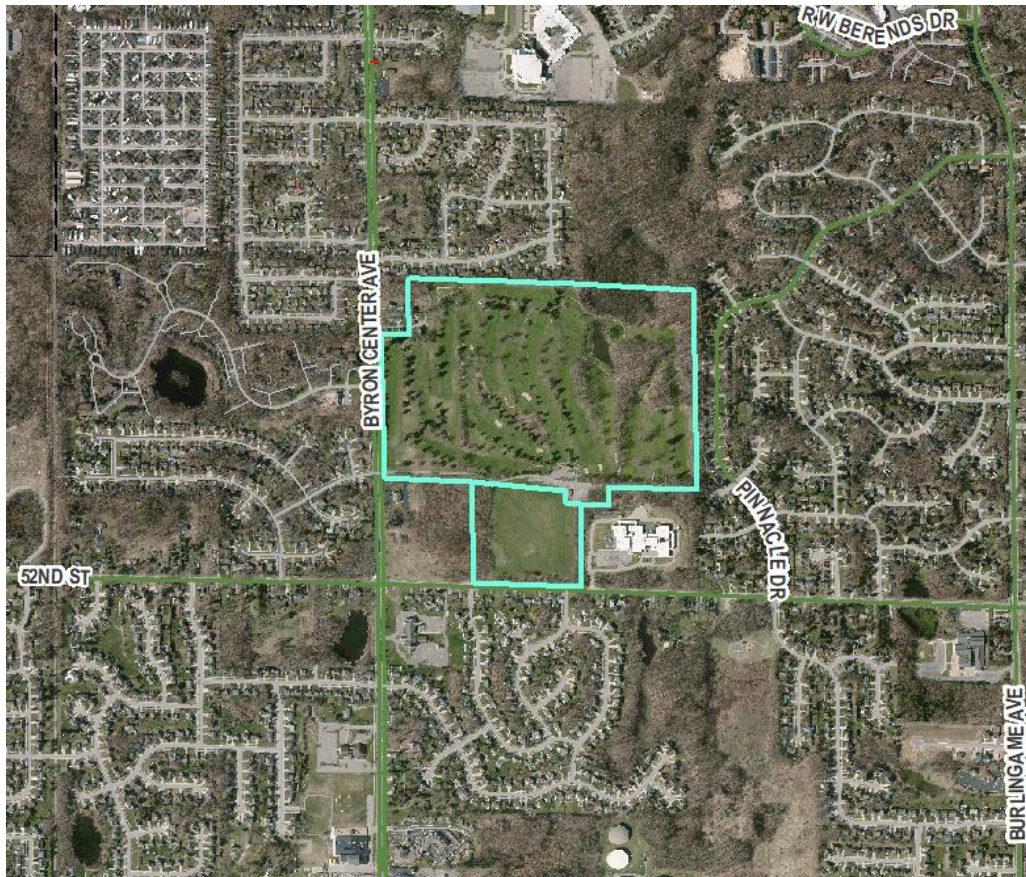
This site is zoned R-1. Zoning surrounding the property follows:



North: R-1, R-2, and R-3 Residential
South: B-1 Commercial and R-1 Residential
East: R-1 Residential
West: R-1, R-2, R-3, and R-4 Residential

EXISTING LAND USE:

The site is currently a golf course and driving range. The surrounding land uses are as follows:



North: Single-family homes
South: Single-family homes, office building, Faith Community Christian Reformed Church, and Pine Grove Learning Center
East: Single-family homes
West: Single-family homes, Woodlake Apartments, and vacant restricted office

PROJECT INFORMATION:

The project, “The Pines,” is proposed to be a mixed-use development that includes residential and commercial uses. The residential proportion of the project is proposed to include a variety of housing types including low-density buildings (e.g. duplexes and lofts) and medium density

buildings (e.g. 2-3 story apartment buildings and townhomes). The commercial portions of the development will include office and retail uses. The developer is also installing EV chargers and integrating other low impact designs, such as rain gardens, into the open space and public areas.

The developer has met with the neighboring residents on multiple occasions to collect feedback and revise aspects of the project. The latest submittal from the developer includes: 13-acre dog park, sports courts, fitness center, clubhouses, and swimming pools.

The applicant is requesting a rezone to a PUD-4. Therefore, the following were considered:

Qualifying Conditions

- (a) Location- The proposed site meets the location requirements.
- (b) PUD Purpose- The project achieves more than three of the required purposes listed in *Section 90-416C*. The project will create a mixed-use neighborhood that could not be created under a traditional singular zoning district. The Pines will protect vast natural assets, provide varied missing middle housing, utilize land in an efficient manner, and provide housing, employment, and shopping needs well suited to the needs of Wyoming's residents.
- (c) Size- The project site is 114.52 acres and meets the minimum size requirement.
- (d) Residential Density- The proposed density is 5.27 dwelling units/acre on 114.52 acres (including wetland). Per *Table 90-420C(2) Permitted Maximum Density by PUD Size*, the maximum permitted density without a density bonus for PUD's ranging from 35.1 – 100 acres is 15 dwelling units /acre.
- (e) Housing Variety- The project will include for-sale and for-rent homes and a variety of housing types including townhomes, duplexes, condos, and apartments. The mix of housing meets the PUD requirement to provide varied housing within the new development.
- (f) Utilities- The PUD will be served by public water and sanitary sewer facilities. The development works within the existing system.
- (g) Ownership and Control- This condition has been met. The owner of all parcels has submitted a letter of intent to sell to Redhawk Multifamily, LLC Domo and Domo Development Company and is a party in this request.
- (h) Recognizable Public Benefit- At least two public benefits must be achieved. The following benefits will be accrued to the community as a result of the proposed PUD:
 - (i) Preservation of significant natural resources – The project includes preservation and protection of existing wetlands and natural features. The site plan attempts to

preserve the features and tree canopies of the existing golf course, where possible.

- (ii) A complementary mix of land uses or housing types within the PUD – The project is mixed-use, permitting for a variety of housing, including townhomes, duplexes, apartments as well as complementary retail and office uses. The Pines also includes designate open space along its Byron Center Avenue frontage.
- (iii) Preservation of common open space beyond the minimum requirement –The project exceeds the minimum 20% requirement. Open Space includes open park space in the central core of the development as well as a 13 acre dog park and trail connections to the nature preserve that abuts the north-eastern portion of the site. This PUD-4 provides 29.7 acres of open space, where only 22.9 acres is required.
- (iv) Connectivity of open space – The Pines includes a trail connection to the adjacent George P. Tilma Preserve and the Kent Trails multi-use trail network is accessible via a 0.55 mile journey through an adjacent single-family neighborhood.

STAFF COMMENTS:

(A) Parking – The PUD-4 requires a minimum of 1.3 parking spaces per unit and a maximum of 1.5 parking spaces per unit. The developer requests permission to deviate from these standards to offer 1,107 parking spaces at a ratio of 1.83 spaces per unit. This is a significant deviation and not supported by the developer's proposed housing mix. Staff is not supportive of the parking modifications and recommends that the proposed PUD be approved conditional on capping the number of parking spaces at 1,080, where 85 spaces are allocated to commercial units, 70 spaces are allocated to amenities (e.g. clubhouses and dog park), and 925 are allocated to the residential units.

	Parking Spaces Required	Number of Buildings	Number of Units	Parking Multiplier
2-Story Condos (Sale)	116	29	58	2.0
1-Story Ranch Condos (Sale)	76	19	38	2.0
Starter Condos (Sale)	75	2	50	1.5
Lofts (Rent)	58	29	58	1.0
Townhomes (Rent)	240	8	160	1.5
Condos (Rent)	360	15	240	1.5
TOTAL	925			
AVG per Unit	1.53			

	Parking Spaces Proposed	Square Footage	Parking Multiplier
Retail Building	30	7500	0.0040
Office Buildings	55	22000	0.0025
Clubhouses	35		
Dog Park	35		
TOTAL	155		
GRAND TOTAL REQUIRED	1080		

(B) Additional modifications to minimum requirements – The developer requests the following modifications which can be recommended by Planning Commission and granted by City Council:

- a. Request to allow zero lot lines—The developer requests that buildings within the PUD be allowed to use zero lot lines, while respecting setbacks at the borders of the parcel. Staff supports this deviation as it allows for the preservation of more open space and a more walkable development.
- b. Site Signage—The developer requests the following deviations to the sign code:
 - i. Qty (1) 88 sf double sided monument sign
 - ii. Qty (2) 48 sf double sided monument sign
 - iii. 105 exterior building wall signs, each not to exceed 9 sf
 - iv. 15 exterior directional signs, each not to exceed 9 sf
 - v. Storefront signs on rear and front of building, size of each per zoning code allowance

(C) Traffic Impact Study – The study showed that Byron Center and 52nd St SW can absorb the projected growth with minor traffic improvements such as signal timing adjustments. Engineering staff has noted that they will need to work with the developer in the site plan review phase of the project to minimize the anticipated delays generated inside the development. Further evaluation of the traffic flow will be necessary to ensure the most efficient egress of the site and minimal impact to surrounding roadways.

(D) Analysis of Impediments (AI) to Housing Choice and Housing Needs Assessment (HNA)
- The city's 2019 AI and HNA identified a need for missing middle housing (including townhomes, duplexes, fourplexes) and apartments in Wyoming. This proposed development will contribute 604 housing units of several types to meeting this need.

(E) Master Plan –The City's Master Plan, Wyoming [re]Imagined, calls for these parcels to be used as Suburban Residential and gives guidance to “direct suburban residential growth primarily as planned unit developments (PUDS) that include higher density options, greenspace, and pedestrian infrastructure.” In defining Suburban Residential, the Master Plan says that higher-density residential should be prioritized near major roadways, such as Byron Center Avenue and 52nd Street, and near Neighborhood Commercial Centers, such as the parcels at the southwest corner of this project.

The Pines Golf Course is specifically identified in the Residential Areas Framework Plan of the Master Plan as an opportunity site that should be considered for mixed use with commercial fronting the street and medium density housing in the interior. This project proposes commercial along the two frontages with medium density housing in the site's interior, just as called for in the Master Plan.

The adjacent low-density neighborhoods of detached single-family homes to the north

and the east are built at 2.7 and 2.4 dwelling units per acre respectively with no preserved green space. This project calls for a medium density of 5.3 dwelling units per acre, 22.9 acres of green space, and 29,500 sq ft of commercial space. Both in terms of the Master Plan as a whole and the Residential Areas Framework Plan, this project meets the guidelines established.

- (F) Location- This project is located adjacent to the Rivertown commercial corridor and the University of Michigan Health West campus. Residents of this new neighborhood will have convenient access to both of these employment centers.

RECOMMENDED CONDITIONS TO APPROVAL:

- 1.) The conceptual plan, building elevations, and project narrative of The Pines shall be accepted as part of approved PUD-4.
- 2.) All proposed streets shall be private.
- 3.) Cap parking spaces at 1080 spaces, inclusive of 85 spaces for commercial units, 70 spaces for amenities, and 925 spaces for residential units.
- 4.) Allow for zero lot lines within the development but require that setbacks be maintained at the borders of the parcel.
- 5.) Signage in the PUD shall be as outlined in the approved request (see staff comment B).
- 6.) Site Plan must accommodate future access opposite Cottondale Drive on 52nd Street for future access to corner parcel (5160 Byron Center Avenue). Modify drive entrance to allow left-turns into site from Golfton Driveway entrance.
- 7.) Developer shall provide alternatives to the Engineering Department to consider for anticipated delays at the Byron Center Avenue and Woodlake entrance.
- 8.) Parcels will need to be combined for future development. Two separate owners; parcels need to have the same ownership to be combined.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed mixed-use development will supply missing middle homes to the Wyoming housing market helping to ensure a diverse housing stock in the community.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant the PUD-4

rezoning request and recommends the same to the City Council subject to conditions 1-8.

DEVELOPMENT REVIEW TEAM:

John McCarter, Deputy City Manager

Rebecca Rynbrandt, Director of Community Services

Myron Erickson, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Planning and Economic Development





PROJECT NARRATIVE

The Proposed Mixed-Use PUD is located on the 116 acres of the Pines Golf Course and Driving Range. The plan consists of 7,500 sq. ft. of retail; 22,000 sq. ft. of office; and 604 for-sale & for-rent residential homes. The overall residential density on the 116 acres is 5.25 units per acre. The PUD will have 37% Common Open Space versus 20% Required, and 60% of Non-Pervious Space (Green). Most of the Property's natural features and existing trees are being preserved.

Combined, the Mixed-Use PUD will make a significant contribution by providing better housing, employment and shopping opportunities, particularly suited to the needs of the residents of the Wyoming. Estimated start date is summer 2024 with projected buildout expected to take 4-5 years to complete.

The six different for-sale and for-rent housing options are fluently mingled together. The six different housing options and countless floorplans will appeal to every age group with a large percent of the housing options located on the first floor, attractive to empty nesters.

The Office Suites will cater to both small businesses and to Wyoming residents that desire a private home office "away from home". The users of the Office Suites will have access to the clubhouse and all the amenities including the secure package-delivery room. The Retail Use will target coffee, juice, health and fitness tenants.

All buildings within the development will incorporate cottage/farmhouse architectural elements with complimentary soft warm colors. Primary building materials will consist of Hardie Plank/Smart Board Siding with stone and metal roof accents.

The proposed site design is both creative and innovative. Building clustering, reduced and enhanced building setbacks, and zero lot lines were all used to create a better project for the benefit of its residents and the community as a whole.

The project meets every PUD-4 qualifying condition, achieves all 9 PUD-4 purposes, and 5 of the 7 listed PUD-4 public benefits. (only 2 are required) The specific uses within the development were designed to adhere to the Master Plan and further the vision and goals of the City of Wyoming and its Master Plan.

Pending the recommendations of the traffic report and its review by city engineering, some of the proposed off-site road improvements include adding a dedicated right turn on 52nd Street and adding deceleration & acceleration lanes at the community's entrances.

All architecture, buildings, and grounds within the PUD will be operated and maintained by one Master Association to maintain a cohesive look among the different uses.

All roads will be constructed based on Wyoming street standards.

All the above achievements are only possible by planning the Property's 116 acres and the proposed uses together as a PUD-4, versus subdividing it and then developing each use under the requirements of traditional zoning.

The Proposed PUD-4 density of 5.25 units/acre is significantly less than the maximum 15 units/acre permitted on redevelopment sites. A golf course is considered a redevelopment site.

COMPLIANCE WITH CITY OF WYOMING SUSTAINABILITY PRINCIPALS

- The proposed Mixed-Use PUD supports social equity and diversity by delivering six different for-sale and for-rent homes to the Wyoming housing stock which collectively, will appeal to all age groups
- The 604 proposed homes will support the City's local economy – which provides for a stable and vibrant community
- The proposed Mixed-Use PUD preserves most of the Property's natural features and existing tree canopies which promotes environmental quality
- The neighborhood retail and office space will provide Wyoming residents the opportunity to shop and work close to where they live. Less Drive Time = Less Gas Omissions = Greater Quality of Life

THE PROPOSED MIXED-USE PUD-4 & COMPLYING WITH THE VISION OF THE MASTER PLAN

- "The new Wyoming reimagined Master Plan is an official municipal document that provides the framework for future growth and reinvestment within the City over the next 15 to 20 years." Page 2
- "The City will need to turn to the repositioning of sites previously used for non-residential purposes. Doing so will require flexibility in the development process that accommodates a greater range of housing types, including a higher proportion of multifamily housing product." Page 13
- "PUD-4 Zoning District is intended to provide for flexibility in development in a sustainable and character-sensitive manner for a variety of land uses." Page 16
- "The Pines Golf Course, driving range and its 116 acres is designated to be Suburban Residential Growth, and PUD's are preferred that include higher density options, greenspace and pedestrian infrastructure." Page 21
- "In 2040, Wyoming will consist of stable, thriving residential neighborhoods, each with their own unique character and identity. These neighborhoods will offer an increased variety of housing options that enable people of all stages of life and income levels to thrive in Wyoming." Page 22
- "Seek opportunities to develop vacant or underutilized lots with single-family attached multifamily housing to better meet the current housing need and capture long-term growth within the region". Page 22
- "The Pines Golf Course should be considered for future redevelopment into mixed use. This could include commercial and mixed use fronting the street with medium density residential in the rear that incorporates the missing middle housing segment." Page 27

The Proposed Mixed-Use PUD-4 consists of the following uses;

• Neighborhood Retail & Services	7,500 Gross Sq. Ft.	1 Story
• Small Companies & Individual Office Suites	22,000 Gross Sq. Ft.	1 Story
• For Sale Attached 2 Story Condo Homes	58	2 Story
• For Sale Attached Ranch Condo Homes	38	1 Story
• For Rent Townhome Style Homes	160	2 Story
• For Sale Starter or Downsize Condo Homes	50	2 Story
• For Rent Condo Style Homes	240	3 Story
• For Rent Loft Homes	58	2 Story

The Resort-Like Amenities Available to the Office Users & Residents include;

- 2 Clubhouses and 2 Pools
- 13 Acre Leash Free Dog Park (also for Wyoming Residents)
- Extra Large Social Community Fire Pit – A Focal Point
- Pickleball & Bocce Courts
- Fitness Center & Spin/Yoga Rooms
- Professional Grade Golf Simulator
- Meeting Space & Secure Package Room
- 3 Bike Storage Rooms & 4 Car Chargers & Tot Lot

Unique Features of the Proposed PUD-4 consist of;

- Cottage style site design w/ backloaded garages creating an intimate streetscape
- Strategic placement of buildings to hide the majority of the surface parking areas
- The significant preservation of the Property's natural grades, features, and tree canopies
- Total 37% common open space provided versus 20% required
- Platting the open space areas as permanent conservation = non-buildable
- Total 60% of the Property will be non-pervious areas (green)
- Rain filtering gardens to improve stormwater quality
- Stormwater detention facilities designed as water features
- Significantly enhanced building setbacks from adjacent homes w/ extensive landscaping
- A signature water fountain feature
- Numerous meandering walking paths
- Providing a southern connection to the Tillman Forest Preserve

The Approximate Combined Bedroom Mix For the For-Sale & For Rent Homes

- 45% 1-Bedrooms
- 35% 2-Bedrooms
- 15% 3-Bedrooms

PROPOSED MIXED-USE PUD-4's ESTIMATED ECONOMIC IMPACTS

Estimated Annual Real Estate Taxes:

	<u>Annual Real Estate Taxes</u>	<u>% To Grandville School District</u>
Office and Retail	\$160,000	\$66,000
For-Sale Homes	\$900,000	\$135,000
For -Rent Homes	\$3,700,000	\$1,500,000
TOTAL	\$4,760,000	\$1,700,000

Estimated Proposed PUD-4's Employment & Economic Impacts to Local Economy

966	Construction Jobs Per Year Created During Construction
264	Permanent Jobs Created From Resident Spending
\$70 Million	Income into Local Economy During Construction
\$15 Million	Annual Income into Local Economy From Resident Spending

Figure 4. Economic impacts of 100 units of multifamily construction

	1 year impact	Recurring Annual Impacts
Jobs	161 local jobs	44 local jobs
Income into the local economy	\$11.7 million	\$2.6 million
Net revenue for local governments	\$2.2 million in tax revenue	\$503,000 in tax revenue

⁶ Ibid.

⁷ The Economic Impact of Home Building in a Typical Local Area." *Nahb.org*, National Association of Home Builders, Apr. 2015, The Economic Impact of Home Building in a Typical Local Area.

The data is much the same for school enrollment and, by extension, school property taxes. As detailed by the Joint Center for Housing Studies at Harvard University:

On average, 100 single-family owner-occupied houses include 51 school-age children. By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units.¹⁰

Parking

- The 2 Clubhouses have 35 combined dedicated parking spaces.
 - The Dog Park will have 35 dedicated parking spaces
 - The Retail have 30 parking spaces = 1 for every 250 GFA, per B-1 Zoning Standards.
 - The Office Buildings have 55 parking spaces = 1 for every 400 GFA, per RO-1 Standards
 - ** The For-Sale 1 Story & 2 Story Duplex Condos have 2 garage parking spaces per home, which is a **Deviation** from the 1.5 maximum parking ratio per residential unit in a PUD-4.
 - The For-Sale Condominiums have 75 parking spaces = 1.5 Per unit, per PUD Standards.
 - The 458 For-Rent Homes have;
 - 508 total surface parking spaces = 1.1 spaces per Home
 - 332 total attached and detached garage parking spaces = .75 spaces per Home
 - 840 total Surface and Garage Parking Spaces = 1.85 spaces per Home
- ** The total number of For-Rent parking spaces exceeds the 1.5 maximum allowed, which is a **Deviation** from the Zoning District.

Additional Deviations - SEC. 90-419C – Development Standards

- 1) Request to allow Zero Lot Lines
- 2) Site Signage
 - Monument Signs - Preliminary Designs Included
 - Request for 1 88 Sq. Ft. Double Sided Monument Signs
 - Request for 2 48 Sq. Ft. Double Sided Monument Signs
 - Request for 105 exterior building wall signs, each not to exceed 9 Sq Ft.
 - Request for up to 15 exterior directional signs, each not to exceed 9 Sq. Ft.
 - Both front and back storefront signs - size per code

The proposed deviations achieve a higher quality, safer and more sustainable development consistent with the purpose of the PUD District, as expressed in Section 90-416C.

The Proposed PUD's variations help to achieve the following:

- Preserving a significant amount the Property's natural features
- Preserving 37% common open space versus 20% required
- Preserving 60% of the Property as non-pervious "green"
- Diversity by mixing the housing options where appropriate versus where allowed
- A site design that is fluent, intimate and appealing
- A cottage style and charming look along the main roads of the development
- The space needed to accomplish all these achievements

Yard dimensions are as follows:

Front	Required by ordinance: 35'
Front	Provided: 35'
Side	Required by ordinance: 20' (if the side yard abuts a street having residences fronting) or 25' (principal non-residential buildings)
Side	Provided: 68'
Rear	Required by ordinance: 35'
Rear	Provided: 125'

ARTICLE 4C - PUD-4 GENERAL PLANNED DISTRICT

SEC. 90-416 PURPOSE -

It is recognized that traditional zoning, with its segregation of uses and rigid dimensional requirements may not be suitable in all situations to best achieve the objectives of the city relative to desired land use and preservation of its resources and character. In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Wyoming Master Plan, Planned Unit Development (PUD) may be permitted as a zoning district to achieve one or more of the following purposes:

SEC. 90-417C - QUALIFYING CONDITIONS

(A) LOCATION - PUD's may be located in any part of the city, except that no portion of an existing PUD-1, PUD-2 or PUD-3 zoned property is eligible to be converted to a PUD-4, subject to meeting all other applicable requirements.

The proposed site meets the location requirements.

(B) PUD PURPOSE – SECTION 90-41C

The proposed Mixed-Use PUD achieves all 9 of the purposes listed in Section 90-416C, which would not be possible under traditional zoning.

The proposed Mixed-Use PUD is a creative and innovative planned redevelopment. Eight different land uses are combined to form one diverse fluent planned development. Both building clustering and higher density were used in appropriate locations. Designing and developing the entire 116-acre Property versus in parts ensures that every building will have complimentary architecture, high-quality building materials and landscaping that are all controlled and maintained by a Master Association.

This creates an overall better project for the Developer, its users, its residents, the surrounding neighborhood and the City of Wyoming. The PUD's proposed retail, office suites and varied housing options are all uses that help to achieve the vision and goals of the Master Plan.

The proposed Mixed-Use PUD and its ability to achieve all 9 (only 3 required) of the following purposes listed in Section 90-416C would not be possible under traditional zoning.

(1) The flexibility in development of the PUD should result in a better project for the developer, residents and users, as well as for the city in general

- The PUD's flexibility allows the variety of housing to be planned and integrated together, which achieves a stronger and more sustainable development for the community. The Master Plan also lists each of the PUD's six different housing options as needed.
- The PUD will attract small / incubator companies looking for convenient office space to locate in Wyoming. The private office suites will be available to all Wyoming residents that "work from home" or just need some quiet additional space.
- The privately funded Dog Park will only be available to Wyoming residents and will be a significant benefit for its dog loving residents.
- The PUD will generate the rooftops and demand to attract more and better neighborhood retail. Having convenient retail and office services in this area will benefit the surrounding neighborhood.
- All the residents and office users will have access to the clubhouse, pool, and amenities, which would not be financially feasible to build if each use was developed individually. All the PUD's amenities are within walking distance of all units.
- The ability to mix the eight different uses creates an inclusive environment where residents of all ages will interact and socialize together, making this a stronger development and environment.
- Having the ability to cluster buildings preserves most of the Property's trees and natural resources. 60% of the Pines will remain non-pervious "green."

All the above results in a better overall project for the residents and users, and for the city itself.

(2) The flexibility of the PUD should accomplish a more desirable and sustainable residential environment.

"The Whole is Greater than the Sum of its Parts"

- The ability to design, develop, operate and maintain a plan for the entire 116 acres results in a substantially appealing and diverse development.
- The flexibility of the PUD achieves the preservation of 37% open space versus 20% required, and 60% of the property remaining non-pervious (green)
- Subdividing the property into various straight zoning classifications would produce a community where owners, renters and ages would be segregated.

- The ability to build the clubhouses, pools, dog park, fountain, and all the modern amenities within the PUD is only financially feasible by sharing the costs collectively as one development.

All the above accomplishes a more desirable and sustainable residential environment for the Property and also for the neighborhood.

(3) The flexibility of the PUD should achieve economy and efficiency in the land use, natural resources, energy and the providing of public services and utilities.

The flexibility of the PUD encourages creativity to achieve a more efficient use of the land. Strategic clustering and integrating different uses and densities results in 60% of the property remaining non-pervious or “green.” The ability to design the Property as Mixed-Use provides the opportunity to incorporate uses that benefit all Wyoming residents. The proposed PUD-4 is only economically feasible by developing the entire 116 acres as one Mixed-Use PUD, versus in parts. The Property’s creative site plan achieves all of the above and more.

(4) The flexibility of the PUD should provide a mix of better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the city.

The Mixed-Use PUD provides not only better and more varied housing but also employment and shopping opportunities, which help achieve the goals and objectives of the Master Plan.

- The Mixed-Use PUD will provide a very diverse mix of housing options in Wyoming, which is predominantly single-family homes. The Property’s unique size and central location is a special opportunity to help achieve the Master Plan’s vision and goals. The PUD’s variety of housing and countless floorplans will appeal to every possible age group.
- The Mixed-Use PUD will also provide the rooftops and the demand needed to attract more retail in the surrounding area, and better retail in Wyoming. The retail component of the PUD will target tenants that offer goods and services that will appeal to the residents within the PUD and in the immediate area.
- Lastly, the PUD will provide specialized office space which will be designed for both small companies and individuals. Covid has created a permanent need for local convenient private office space as many jobs will forever be “work from home”.

(5) The flexibility of the PUD should preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams, and the like.

The foremost objective in designing the proposed PUD was to preserve the Property’s existing strands of trees, open fields and wetlands. 60% of the Property will be remain non-pervious (green). A significant portion of the Property will remain untouched.

(6) The flexibility of the PUD should encourage the utilization of open space and development of recreational amenities generally located within walking distance of all living units.

The Mixed-Use PUD's innovative site development plan created an abundant amount of usable open space. The open space areas were then used to add the recreational amenities including two pools, abundant walking paths, the dog park, the pickleball & bocce courts, the tot lot and the bike rooms. The two clubhouses and all these recreational amenities are located within walking distance of all units.

(7) The flexibility of the PUD should encourage the use of lands in ways which are most in accord with their character and adaptability.

Before drafting site plans, the entire 116-acre Property was surveyed to locate the natural grades, wetlands and strands of trees. The different uses of the PUD were then placed in their most appropriate locations while having the least impact on the Property's character and natural features.

The Property's entrances and commercial uses are located in the most appropriate locations along Byron Center and 52nd without clear cutting wooded areas. The PUD's architecture, building materials and colors will be coordinated together to be compatible with the characteristic of the surrounding neighborhoods.

(8) The flexibility of the PUD should encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features.

The flexibility of the PUD provided the opportunity to incorporate a cottage style design, which has fronts of buildings facing roads and plazas. Many of the attached garages are backloaded and hidden from public view. The detached garages (which look like homes) have loft apartments above, which ensures that they are located in areas to hide surface parking areas. Reduced road setbacks are also utilized to create a more charming and alluring community. The loft rental homes were intentionally placed above the detached garages to ensure that every structure was both appealing and complimentary.

Planning the entire 116 acres as one Mixed-Use PUD, versus segregating it into numerous more rigid straight zoning parcels, makes it economically feasible to include the extensive list of common amenities and site features like the fountain and dog park.

(9) The PUD should offer a unique attribute of development not achievable under conventional zoning requirements.

Some of the unique attributes that would not be achievable under conventional zoning include;

- Private / Public Leash Free Dog Park
- 37% common open space versus 20% required and 60% non-pervious (green)
- Preservation majority of the Property's natural resources and tree canopies
- 6 different housing options combined into one diverse community

(C) SIZE

The project site is 116 acres and meets the minimum size requirement.

(D) RESIDENTIAL DENSITY

The Proposed PUD falls under the maximum possible permitted density.

The Mixed-Use PUD has 604 various dwelling units = less than 5.25 dwelling units/acre.

Per Table 90-420C(3) The maximum possible permitted dwelling units for a PUD-4 is 1,750 = 15 dwelling units/acre. The proposed Mixed-Use PUD would qualify for a density bonus, which could allow 2,320 units = 18 dwelling units/acre.

(E) HOUSING VARIETY

Wyoming is a predominantly single-family detached home community. The proposed development will add a variety of housing options which collectively will appeal to every age group. Many of the for-sale and for-rent homes will be located on the first floor, which is very important for current and future residents that want to age in place in a city they have called home for multiple years. All of the Proposed for-sale and for-rent housing will help achieve the vision and goals of the Master Plan.

For Sale Attached 2 Story Condo Homes

For Sale Attached Ranch Condo Homes

For Rent Townhome Style Homes

For Sale Starter or Downsize Condo Homes

For Rent Condo Style Homes

For Rent Loft Homes

(F) UTILITIES

The PUD will be served by public water and sanitary sewer facilities. Wyoming City Engineering has determined that capacity exists to serve the development.

(G) OWNERSHIP AND CONTROL

This condition has been met. Both parcels are owned and controlled by Pines Golf Course, Inc. and Accord Development II, LLC. Both parcels are under purchase and sale agreements with Redhawk Multifamily, LLC and Domo Development Company, LLC. Both owners have signed a Seller Authorization Letter granting permission for Redhawk Multifamily and Domo Development Company to petition for the PUD-4 zoning request.

(H) RECOGNIZABLE PUBLIC BENEFIT

At least two public benefits must be achieved. The following benefits will be accrued to the community as a result of the Proposed PUD:

The Mixed-Use PUD achieves 4 of the 7 listed benefits. (Only 2 are required)

(1) Preservation of significant natural features that would not be preserved under a conventional development,

The PUD was designed to preserve the Property's natural grades, wetlands, and most of the existing tree canopies. 60% of the existing property will remain non-impervious (green).

(2) A complementary mix of land uses or housing types within the PUD,

The Mixed-Use PUD mixes retail, office and six different for-sale and for-rent housing options.

(3) Preservation of common open space beyond the minimum required, calculated per PUD-4 Development Standards Section 90-419C.

The PUD preserves 37% common open space versus the 20% required.

(4) Connectivity of preserved open space with adjacent open space, greenways or public trails

The PUD provides a southern connection to the Tilman Preserve, which will allow more people to access it. Equally important, the connection will provide walking access to and from the dog park.

The Proposed Mixed-Use PUD is also ½ Mile East of the Kent Trails system.

SEC. 90-418C – PERMITTED USES

The land uses including the quasi private/public dog park are permitted uses.

SEC. 90-419C – DEVELOPMENT STANDARDS

The Proposed Mixed-Use PUD-4 is the appropriate zoning for its combined uses. The overall proposed residential density is significantly less than the maximum density permitted on redevelopment sites. A golf course is considered a redevelopment site.

SUPPORTING DOCUMENTS INCLUDED

- **SELLER AUTHORIZATION LETTER**
- **SELLER LETTER TO STAFF, PLAN COMMISSION AND CITY COUNCIL**
- **MAYOR OF THE CITY OF WALKER REFERENCE LETTER**
- **GRANDVILLE PUBLIC SCHOOLS SUPPORT LETTER**
- **SUMMARY OF NEIGHBORHOOD OUTREACH PROGRAM INCLUDING**
 - **NEIGHBOR RESPONSES TO UPDATES**
 - **1/18/22 HOSTED FIRST NEIGHBORHOOD MEETINGS – 350 PEOPLE ATTENDED**
 - **3/9/22 SENT UPDATED SITE PLAN INCORPORATING SUGGESTED CHANGES**
 - **3/9/22 SENT RESPONSES TO LIST OF QUESTIONS & SUGGESTIONS RECEIVED**
 - **4/11/22 SENT NEW UPDATE LETTER & CURRENT DRAFT OF SITE PLAN**
- **BUILDING RENDERING, SAMPLES OF COLORS TO BE USED, AND LIST OF PROJECT AMENITIES**

SELLER AUTHORIZATION LETTER

December 1, 2021

Nicole Hofert
Director of Planning and Economic Development

Dear Ms. Hofert:

We are the Owners of certain parcels of real estate comprising approximately one hundred sixteen (116) acres in area located at 5050 Byron Center Ave SW and 2180 52nd street SW in Wyoming, Michigan, Tax Parcel Nos. 41-17-27-300-048 and 41-17-27-300-038.

The Property is the subject of a Purchase Agreement with Redhawk Multifamily LLC and DOMO Development LLC. They have approval to submit applications ("Applications") for all necessary final governmental approvals for the proposed development and construction of the proposed multi-family and private office suites mixed-use ("the Project") on the Property, including but not limited to rezoning, site plan, planned development, Planned Unit Development or Special Use permit approval, as applicable, and any additional permitting and approvals required for the development and construction of the project infrastructure on the property.

The Owners will cooperate with Redhawk / DOMO with their application. All fees, charges or costs of any nature associated with the Applications are to be charged to and paid by Redhawk / DOMO.

If there are any questions or problems with any of the foregoing, please contact me or counsel as set forth above. Thank you.

Ronald F. Zandbergen
Title: President
Pines Golf Course, Inc.

Signature: Ronald F. Zandbergen

Matt Howell
Title: Member
Accord Development II, LLC

Signature: [Signature]

SELLER LETTER TO STAFF, PLAN COMMISSION AND CITY COUNCIL

To The City of Wyoming,

I am one of several partners that collectively own The Pines Golf Course and Driving Range totaling 116 acres. Our family members have owned this land for over 54 years. We are deeply committed to Wyoming. Over these years, we have supported the progress and growth surrounding our land.

A significant portion of our financial estate is in this land. All operating owners are of or over retirement age and it is finally time to think of our “official retirements.”

We have closely followed the numerous comprehensive plans and future land uses for our property, as these designations have enormous financial implications on its value and potential to be developed. The current Wyoming Reimagined Master Plan was 100% correct when it specifically addressed The Pines and Opportunity Sites.

“Opportunity Sites. Redevelop large vacant or underutilized sites to accommodate new higher density housing that is sensitive to and enhances the character of surrounding residential neighborhoods.”

For the above reasons, last year we became extremely intrigued with the proposed redevelopment of the English Hills Golf Course in Walker, which was being sold by long time owners like ourselves. We really liked the developer’s plan which preserved a vast majority of the land using what they called smart clustering.

What was most impressive was the developer’s open communication with the surrounding neighbors. They voluntarily held numerous neighborhood meetings.

Some of us watched the zoning hearings and were amazed that a project proposing almost 600 homes did not have a single person come out against the project! Both the Planning Commission and City Board members unanimously approved the project.

For all these reasons, we agreed to work with Redhawk / Domo, who are the developers of English Hills.

Please note that the most important thing to us is enhancing and following Wyoming’s master plan.

Before finally committing to the Redhawk / Domo team, we checked out their prior projects and reputation to ensure that any proposed community would be of the highest quality and design.

Lastly, we liked their vision of creating one of the largest lease-free dog parks in Michigan, which will be named “The Pines Bark.”

We kindly ask that everyone work with this developer and their plans which we strongly feel meets or exceeds a majority of Wyoming’s Reimagined goals and objectives.

Thank you for your consideration,

Ronald F Zandbergen, President of Pines Golf Course, Inc.

MAYOR OF THE CITY OF WALKER REFERENCE LETTER



City of Walker, Michigan
Office of the Mayor
Gary L. Carey, Jr.

November 8, 2021

Mark Avis

Managing Principal

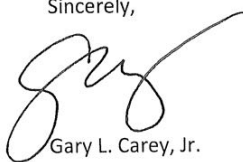
Redhawk Multifamily LLC

Dear Mark,

On behalf of a very grateful community and city staff, I wanted to thank you for your thoroughness and patience as we get close to breaking ground on your new development on the old English Hills properties. From day 1 everything that you said would happen has, every detail has been addressed, and most importantly every promise made has been kept. I have shared with numerous people that the process with you and Redhawk has been textbook and ideally the way proposed developments should go.

I look forward to the continued journey and seeing the housing inventory in Walker significantly increased with your development. Never have our needs been greater and obviously this has been a real problem for us. Thank you for providing a solution to that problem in a seamless, professional, and efficient way. You are welcome to share this letter with anyone you may be working with in the spirit of collaboration, and they are welcome to reach out to me for a reference.

Sincerely,



Gary L. Carey, Jr.

Mayor

City of Walker

GRANDVILLE PUBLIC SCHOOLS SUPPORT LETTER



Grandville Public Schools

January 24, 2022

To Whom It May Concern:

I recently attended a meeting at the Pines Golf Course Clubhouse to hear future plans for a housing development on the site.

Owner and Developer Mark Avis did a great job of explaining the thought process for the site including :

- honoring the wishes of the former owner.
- developing a site that does not max out the number of units that could be constructed.
- providing greenspace and community space (potentially a dog park).
- providing attractive buildings to the neighborhood.
- promoting effective traffic flow to, from, and around the site.
- giving back to the community.
- listening to community members, seeking their input, and answering their questions.
- creating a site that meshes with the Wyoming Development Plan recently created.

This project is tentatively scheduled to be completed in 2025. This timeline fits well with the construction and reconfiguration within Grandville Public Schools as our new middle school will open in the Fall of 2023, our old middle school will be renovated for our fifth and sixth graders and open in 2024, which will create space within the district buildings to address any potential growth in 2025. We should have plenty of space to welcome new families to our excellent schools.

Based upon the information I received from Mark during the meeting last week, I support the plan as presented to our community on that day. I look forward to the development of this project and the partnership that I believe they will have with our community!

Sincerely,

A handwritten signature in cursive script that reads "Roger Bearup".

Roger Bearup
Superintendent
Grandville Public Schools

NEIGHBOR RESPONSES RECEIVED TO DATE

. We live very close to the Pines, we realize that the selling of this land is probably in the best interest of the owners and we understand that.

We would like to thank them for taking the neighborhood into consideration by hiring you to develop this area, we hope that the presentation that we saw at the meeting will be the final result.

Sounds good, thank you for the update. Let me know how I can support.

I love this update!

Thanks so much for all of your work.

Hello Mark,

First, thank you for taking your time and explaining (many times) how Redhawk plans to develop the now Pines Golf course. We appreciate your transparency in the meeting. We live on the "back 9" and our backyard butts up to the golf course. And when we mean butts up, we mean that our young boys collect and sell golf balls in the spring, summer and fall as a way to pay for Legos :) .

Second, as of this writing we were informed that there will be a dog park planned for what is right behind our backyard. We understand that no matter how badly we would like for it to be a golf course forever, alas it will be developed some way shape or form. We are asking and requesting that when making the final plans, that you can consider an easement away from our property to protect our privacy, along with our fellow neighbors, and still have the dog park as planned. We love our wide open view and probably have taken it for granted, so allowing for us to have at least a 50 foot easement you could protect our privacy along with still maintaining the dog park. In addition to the easement from off our property we ask that a natural privacy fence be put in, such as arborvitae or some similar privacy evergreen.

We also request that you replace the brick 3 story "hotel looking buildings" with the 2 story (grayish style building) that you showed us in the slide show. This look fits more into the area neighborhoods versus the brick and hotel looking buildings.

We have put our life savings into our home and have finally made it to where we love it and do not want to have to move because of a lack of privacy. We trust that you will consider these requests seriously when making final plans as they will affect not only us but our neighbors and our neighborhood.

Thank you for taking the time to read and consider!

Sincerely,

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Thank you for taking the time to read and consider!

Sincerely,

Mark,

Overall I'm on board with the proposed development. I understand the course will be sold at some point and something will be developed. The only issue I have is the placement of the apartments on hole 5. I live off Easy St. and back up to the womens tee on hole 5. I understand you have proposed the placement of the building to be 3 times the required distance. I'm asking you to move those apartments a touch farther to give the residence and the current home owners privacy along the North edge. If you are able to do that I would be totally on board. Thanks

Hi Mark,

Thanks for spending time in Wyoming to give multiple presentations to the neighbors of the Pines. I attended your Thursday evening presentation.

During the presentation you mentioned that you are open to working with the city of Wyoming to create a path at the eastern edge of the Pines property that will connect the nature preserve at the north end of the Pines to Gezon Park (which is on the south side of 52nd Avenue.)

A few of us neighbors were trading texts about the idea and we love it!

Is there a petition we need to sign . . .or should we reach out to the City of Wyoming to express our support?

Many thanks,

Hi Mark,

Thanks for reaching out.

A few thoughts for you:

- I am pretty familiar with all the parks nearby (Palmer, Gezon, George P. Tilma Nature Preserve, Kent Trails ...). When there is a path that goes by residential neighbors it is very rarely right next to the property line. I assume residents of the pines would just take the private side walks over to the preserve.
- I am not sure we need / want the walking path on the north end of the property. I say this because there is already an official entrance to the preserve from the neighborhood so there isn't a need for a path to get there on your property. Below are the two official entrances to the preserve today.

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A few of us neighbors were trading texts about the idea and we love it!

Is there a petition we need to sign . . . or should we reach out to the City of Wyoming to express our support?

Many thanks,

Hi Mark,

I like the idea of an area between the tree line and the property line. Both Dave and I are not interested in a public path that would go in between those. It would be less privacy, not more in our opinion. We were thinking it would be more of a green space that the residents on the north side could access the space behind our fences and possible be used to walking to the nature preserve. Grass, not necessarily a paved path. I think linking it to Byron Center Ave and to 52nd and Gezon would bring in a lot more walking and biking traffic and become like the bike trail. We would rather not have that kind of traffic right behind our property. Maybe those on the east side by the dog park would be ok with that. Definitely something to talk with the other neighbors on the north side about. Thanks for communicating the idea!

Julia

Love your changes!

Love the idea of gated fob. Hopefully it would be something we can access near our home off of that path.

Love the positioning of the walking path. Seems to be right along the current path for the golf course along that side.

I really like everything you're proposing.

I believe others will be on board when they hear the assurances such as the ones you described.

Hopefully as more time goes by these assurances can be shared with the communities to ease they're concerns as well.

Thanks again

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Love the idea of gated fob. Hopefully it would be something we can access near our home off of that path.

Love the positioning of the walking path. Seems to be right along the current path for the golf course along that side.

I really like everything you're proposing.

I believe others will be on board when they hear the assurances such as the ones you described.

Hopefully as more time goes by these assurances can be shared with the communities to ease they're concerns as well.

Thanks again

Mark,

Thank you for the update.

The staggering of the trees is a great idea and we are glad to hear the power lines will be removed.

Blessings,

That is excellent news! Thank you!!!

I love this update!

Thanks so much for all of your work.

I belong to a newly created Facebook group of people in the neighborhood that is centered on the development. The loudest comments seem to be about the privacy of the property line to the north, and the possibility that additional units could be built, especially if the complex is sold one day.

Can you remind me, the proposed site will be a binding legal document that cannot be altered, is that correct? If the city approves 722 units, then it can only be 722?

Mark,

I had requested a left turn signal at 52nd and Byron Center both ways to be included in the project!

The project itself looks good to me.

Thanks

Hi Mark,

Count me as one who was skeptical coming in to the presentation yet left thankful it will be done the way you are proposing. We all wish the Pines would stay the Pines but realize that isn't going to happen. Given that fact I am very impressed with your proposal and hope the City of Wyoming gives you the green light.

This might be a city problem but the only concerns I have are traffic related, specifically the south bound Byron Center Ave traffic turning left at the light at Golfbury (present entrance to the Pines) and the east bound traffic on 52nd St turning left on to Byron Center to enter the development at the Golfbury light. Will there (could there) be left turn lights so that traffic at peak times doesn't get too backed up on Byron Center and on 52nd? Right now there are times when east bound traffic on 52nd gets backed up because there is only a short left turn lane and no left turn light so those going straight through can't get past those turning left.

Your presentation was very good, the plan looks great, and your patience with some of the people asking weird questions was admirable.

Hi Mark,

Thanks again for taking the time to share the proposed development with us, the neighboring communities.

My family and I live on [REDACTED] Literally backing up to the pines. This was one of the main draws to our house.

We've been very concerned about the idea of having 3 story apartment buildings looking on to our backyard.

Your meeting definitely put us at ease.

Admittedly, apartments are the last thing I would've liked developed. However, I understand my concept of apartments is possibly outdated. I'm trying to keep a very open mind. Your plan makes it much easier.

I love the idea of a 25 acre dog park.

My request, a very selfish one, we love seeing the wildlife in our backyard, and also not sure how we would feel about the dog park right up to the property line.

You mentioned the possibility of a wood fence.

The ask would be to consider installing the fence just east of the first tree line directly behind our yard.

That would leave the wild life outside of the fenced area and visibility from our yard while still enclosing the dog park. It is not a big chunk of land, and is what serves as a buffer from the golf course currently.

Thanks again for taking the time to hear our concerns and I hope you don't mind us throwing in our request.

Hi Mark,

I just shared Kevin's latest email about The Pines with my wife. We both agree that this is a much better idea than the original plan for the property. While I wish it could remain a golf course, I realize that is not going to happen. Our biggest concern was the city wanting to build apartments next to single family homes. Condos, along with what else you are proposing is much more acceptable to us.

Thank you,

You guys are amazing!!

Sent from my iPhone

My husband and I think the project looks great, especially the dog park (open to the public)!

Sarah and I were at the meeting on Tuesday night and both left feeling much better than when we arrived. Your understanding of the importance of the neighborhood and its residents was felt during the meeting. There were many positives that we noticed during the meeting:

1. Leaving 70% green space and not populating them with building was much appreciated.
2. The styles of PODs and building materials was also very appealing and marketing them to people with higher incomes
3. Also, putting up your own money to improve the traffic both in and out of the complex and improving the corner of 52nd and Bryon Center is very much needed. took a lot of thought and seems to be a positive.
4. Adding a dog park is a great idea and very needed because we see many people walking their dogs on the property already.

It seems like you have a passion for the residents and the neighborhood. This is really good to see.

I do have some concerns or suggestions to consider as you move forward in the process.

1. I would like you to consider moving the dog beach to where the other pond is already on the golf course, which we discussed at the meeting. I think it would be better to have it further away from the parking lot.
2. Please consider not putting a fence right on the property line on the east side for the dog park. I would like to suggest or propose a 10 to 15 ft space barrier between the property line and where the fence line would be placed. This is similar to your barrier for the northside of the property. When you look at where the trees are and other residences on the east side of the golf course I think this would be better.
3. My biggest concern is the drainage issue or water run off from the golf course. As I stated at the meeting, I have had my house flooded 4 times since I have lived here. Almost all the water from the 13th fairway runs right down to my area. I have discussed this with the golf course with no resolution. I have had the drain commission come out as well and they have stated that it would not take much to stop this from happening. I have installed a 4" drain (At my own cost) to help with the run off from the golf course and even this will not keep up with the water run-off. I have attached pictures so you can get an idea of the situation. When I brought this up at the meeting, I remember you saying that there will not be any water run-off from the property. If you would like to discuss this further I am available. (see pictures)

INITIAL INVITATION FOR OUTREACH PROGRAM



Dear Neighbors,

Our family members have owned the 116-acre Pines Golf Course for over 54 years and are deeply committed to the City of Wyoming. Over these years, we have supported the progress and growth surrounding our land.

Like many of you, we closely followed the recent Wyoming Reimagined Master Plan public meetings. The Pines is specifically addressed within Wyoming's Master Plan and designated to be High Density Multifamily. This zoning permits between 15 units to 20 units per acre, which would allow a minimum of 1,700 units and could be as high as 2,300 units.

A significant portion of our financial estate is in the Pine's land, and we are all nearing the time planning for our "official retirements".

That said we are 100% committed to operating the Pines for the 2022 and 2023 golf seasons.

For the above reasons, last year we became extremely intrigued with the multifamily development plans of the English Hills Golf Course in Walker, which was being sold by long time owners like ourselves. We really liked the developer's plan which preserved a vast majority of the land.

For us, it was very important to have a developer that would enhance the neighborhood and follow Wyoming's Master Plan. After numerous meetings with this development team, we have made the decision to enter a purchase contract.

We are so pleased with their current plan, which includes an exciting surprise amenity which will be available to all of you. We would like to invite you to a neighborhood meeting at The Pines Golf Course Clubhouse to see the plan and meet the developer.

Considering the current environment, and to ensure the safety of everyone involved, we will be hosting 5 separate meetings with no more than 40 people per meeting in attendance at the following times: If needed we will add additional times.

Wednesday, January 19, 2022: 12:00pm, 6:00pm

Thursday, January 20, 2022: 9:00am, 12:00pm, 7:00pm

Complete packages will be distributed to all that attend, and the developer will be available to answer questions after the presentation.

If you would like to attend, please promptly reply by January 14, 5:00pm to reserve your preferred time slot. You can register at www.signupgenius.com/go/pinesgolfcourse or by calling the **Bradley Company Grand Rapids office: 616-254-0005**.

We hope to see you there,

Ron F Zandbergen, President of Pines Golf Course, Inc.

4/11/2022 NEIGHBOR UPDATE LETTER

We have spent the last month focusing on the wide spectrum of differing thoughts and opinions regarding the Pines being redeveloped, versus the individual concerns that we received and addressed.

Could we address some of the “I will never be supportive of the Pines being developed, but if it happens, we need XXX” or the “I am in general support of the development plans, but I would be very supportive if it had XXX”.?

To achieve the above, we have designed a mixed-use development, which integrates a wider variety of housing and uses. We have also added a signature water fountain entrance, more environmental features, and other amenities. The layout was revised to incorporate a cottage style neighborhood, which hides most of the parking areas and attached garages.

The current draft site plan includes 630 various housing options versus the original plan of 722 rental homes. The overall density is only 5.5 units to the acre. All residential and commercial buildings will incorporate complimentary cottage / farmhouse style design elements and colors and will only use high quality building materials.

The current site plan now has the following uses incorporated.

- Neighborhood Retail
- Small Company and / or Individual Office Suites
- For Sale Attached 2 Story Condominiums Homes
- For Sale Attached 1 Story Condominium Homes
- For Rent Townhome Style Homes
- For Sale Starter or Downsizing Condominium Homes
- For Rent Condominium Style Homes
- For Rent Loft Style Homes

65% of the Property will remain “green” and the minimum 115-foot building setback has been preserved.

*** Please note that the green space areas including the private / public dog park will be platted as permanent conservation areas, which means “Not Buildable”

All residents and office users within the development will have access to the clubhouses, pools and all the amenities.

The entire development & grounds will be operated and professionally maintained by 1 Master Association.

Please contact Mark Avis @ Redhawk regarding comments or suggestions.

Cell 312-401-3448 mavis@redhawk-multifamily.com

QUESTIONS, SUGGESTIONS AND ANSWERS SENT TO ALL NEIGHBORS AFTER INITAIL NEIGHBORHOOD MEETINGS

- Can you include For-Sale Housing?

Yes. We have included 100 For-Sale 1 & 2 Story Duplexes. The 1 Story Duplexes are along the Property lines that abut single-family homes. They will be built with the same high-quality materials and design elements as the other buildings. All proposed building in the development look like upscale townhomes and condominiums, they just happen to be for-rent homes and not for-sale.

The current plan now has a total of 696 homes versus 722 in the prior plan.

The current plan now has 60% open space versus 70% in the prior plan.

We have Less units but less open space.

All residents in the Pines Neighborhood will have access to the clubhouse and amenities.

- If your current proposal is approved, can you or someone else come back years later and build more?

No. The PUD process is a binding agreement. All proposed open space areas including the leash free dog park will be designated as protected conservancy. The approval ordinance will have language that says only 696 homes are approved. The approval ordinance can also have language that states the PUD cannot be amended at any time in the future to allow for additional housing.

Some developers use the PUD process versus straight zoning to maximize density. We are doing the opposite, our proposed has a density of less than 7 units to the acre, (which is medium density) Our proposed R4-PUD Zoning is more restrictive than straight R4 Zoning, and significantly more restrictive than R5, R6, and R7 Zoning.

For large developments the PUD process is better for all parties involved because everyone has input.

The PUD process and development agreement also locks in the approved off-site road improvements, and on-site commitments like landscaping, and lighting. A developer posts a completion bond with the City to make sure everything is done and completed as approved.

- Is there anything that will allow folks with disabilities to be able to live in any of the apartments?

YES. The Rental Homes are available to all walks of life. Approximately 40% of the Rental Homes are located on the first floor and a certain percentage of them will be fully handicap accessible per Fair Housing Laws. Approximately 50% of the For-Sale duplexes are ranches.

- What about the need for Middle-Housing?

Middle Housing includes a very wide net, one of which is market rate rental homes. We will also be providing 100 for-sale Duplexes, which is very significant amount. We are projecting it will take 4 years for the duplexes to be built and sold. The Master Plan extensively discusses the need for 1700 new MF Rental Homes. The Pines with over 30 different floorplans will appeal to all ages.

- The Property is zoned R1 – which only allows large lot single family homes?

Almost every private and public golf course nationwide is zoned R1. A municipality's Future Land Use Map and Master Plan will outline what the zoning should be in the event a golf course is redeveloped. The current proposed development is consistent with the vision outlined in Wyoming Re Imagined.

- What about the impact on the schools?

The Grandville School District has provided a letter supporting our development. Per my presentation, our proposed development will have significantly less school-aged children than a single-family home development and will generate significantly more tax dollars for the schools.

- The Master Plan mentions Mixed-Use Zoning for the Pines, with retail along the front and higher density residential for the rest?

The Master Plan has retail planned for the 11 acres on the corner, which is also its current zoning. This site has remained vacant since it was rezoned to commercial 10 years ago. Our proposed development should help generate the additional rooftops to make retail feasible on the corner. If this occurs, what is envisioned in the Master Plan would come to fruition.

If requested by Wyoming, we can add retail, but there is a proven lack of demand for more retail than what is planned for the 11 acres.

- We are concerned about the quality of materials and how everything will look in 20 years.

We only use high quality building materials like HardiePlank siding, brick, and stone accents. Just like a homeowner, it is prudent to maintain and reinvest in one's investment; Especially with a projected cost per rental home of almost \$200,000, and a project value of \$150 Million.

Our combined completed developments in the last 7 years are the following:

City Scape	Fort Wayne, IN	www.cityscapeflats.com
Flats at 965	Coralville, IA	www.965flats.com
Flats at 146	Noblesville, IN	www.flatsat146.com
Adams Village*	Bloomington, IN	www.adamsvillage.com
Legends*	Champaign, IL	www.thelegendschampaign.com
Ventry	Fort Wayne, IN	www.liveatventry.com
Bonterra	Fort Wayne, IN	www.liveatbonterra.com
Overture Flats	Lafayette, IN	www.overtureflats.com
Steeplechase	Fort Wayne, IN	www.steeplechaseatparkview.com
Lacabreah	Brownsburg, IN	www.lacabreahapartments.com

* As CEO for prior company

The Principals of Redhawk Multifamily and Domo Development have over 80 Years combined in Real Estate Development

- Who are the contractors for the project? Are they from Chicago or out of state? If you are putting it out for bid, does that mean the lowest bidder?

We have relationships with subcontractors that we have been using for over ten years. It is to be determined who we will use for the Pines, but lowest bidder is not the criteria

- Who will pay for the proposed off-site road improvements?

Assuming the proposed site plan & density is approved, we would be assuming these costs.

- We are still concerned about having more traffic.

The current proposal will generate significantly less traffic than 400 or 500 single family homes or a mixed-use development with retail, single-family and multi-family.

That said - the current proposal is going to increase traffic. However, we are proposing to make significant road improvements that will improve the current and future traffic patterns.

- Can left turn signals be installed On 52nd

MAYBE. We will discuss this with the City.

- Can you create a southern connection into the Tilman Nature Preserve?

Yes. There will be a connection between the Pines and the Tilman Preserve. This will give neighbors from the north and east walking access to the gated leash dog park.

- Can you move the dog park area away from the Eastern Property Line, and create a generous landscaped buffer in between?

Yes. We have created a very significant protected conservancy buffer.

- Can you propose a public path that connects from the Tilman Nature Preserve down to 52nd Street?

No. For two reasons. Many of the owners along the eastern property line did not want a public pathway anywhere near their backyards. In addition, the City did not want to take ownership of the land.

- Can you please keep the leash free dog park open to the public?

Yes! Due to the large number of people that said that they and their dog loving friends loved the leash free dog park. In addition, we are going to restrict membership to only Wyoming residents to make it more of a local social activity. Lastly, we have decided to lower the annual fee to only \$120 per year to be more inclusive. There will be a one-time registration fee.

- How will the leash free dog park be accessed?

Members of the dog park will have a fob and parking access.

- Can you move the proposed dog beach area to the existing north pond, so it is away from the Property Line?

YES – Done

- Can you try to save the existing blue barn?

YES. If we can determine it is structurally sound and there are no environmental issues.

- Can you move Building 19B farther away from the Property Line, like the other Buildings?

YES - Done

- Can you use landscaped buffers instead of wood fences around the Property Lines?

YES - Done

- Can you plant conifer trees for the landscape buffers?

YES. We be planting mature 8-foot coniferous trees along the property lines. The trees will be planted off the property line (not right on it) so they have room to grow. They will also be planted in a spread-out pattern versus in a straight line to give a natural appearance.

- Can you add tree landscaping like you did on the northern property line, to the southern and eastern property lines?

YES - Done

- Can you remove or bury the power lines along the northern property line?

YES. We will be removing the power lines.

- Can you move the proposed traffic light and main entrance on Byron Center farther north to align with ReNew Woodlake apartments? People are using Golfton Drive & Danton Drive as a cut through route between 52nd Street and Byron Center?

YES. However, everything we are proposing needs to be approved by Wyoming.

- There are drainage issues along the northeastern property line. Can you make sure water no longer runs off from the Pines Golf Course?

YES. We have notified our development team of this issue and to will pay close attention to it when designing our grading and stormwater management plans.

- I am concerned with the current drainage issue and water run-off from the golf course from hole #13. Can you do something to fix this situation?

YES. Developing the Pines and implementing storm water management plans will capture rain run-off. City engineering will review and approve all plans.

- Can you use a web cam and time lapse camera setup so the progress of the development can be followed?

MAYBE. We probably will have drone footage showing the progress which we can share with those interested.

- What are your plans to minimize the light pollution inherent in a development of this size? One of the benefits of being on the edge of the golf course has been the lower light pollution that it generates.

It starts with not having buildings and lights near the property borders. We also don't have parking areas in between these buildings and the property borders. A lighting plan is also a requirement of a PUD submittal plan. It is reviewed and approved by the City.

- Can you investigate putting a traffic crossing island on 52nd street where the Kent Trail is located? They put an Island on 56th street and crossing 56th has become much more manageable.

YES

- Can you please send some add some more current studies on new luxury multifamily housing and their impact on a neighborhood?

YES – Please see attached

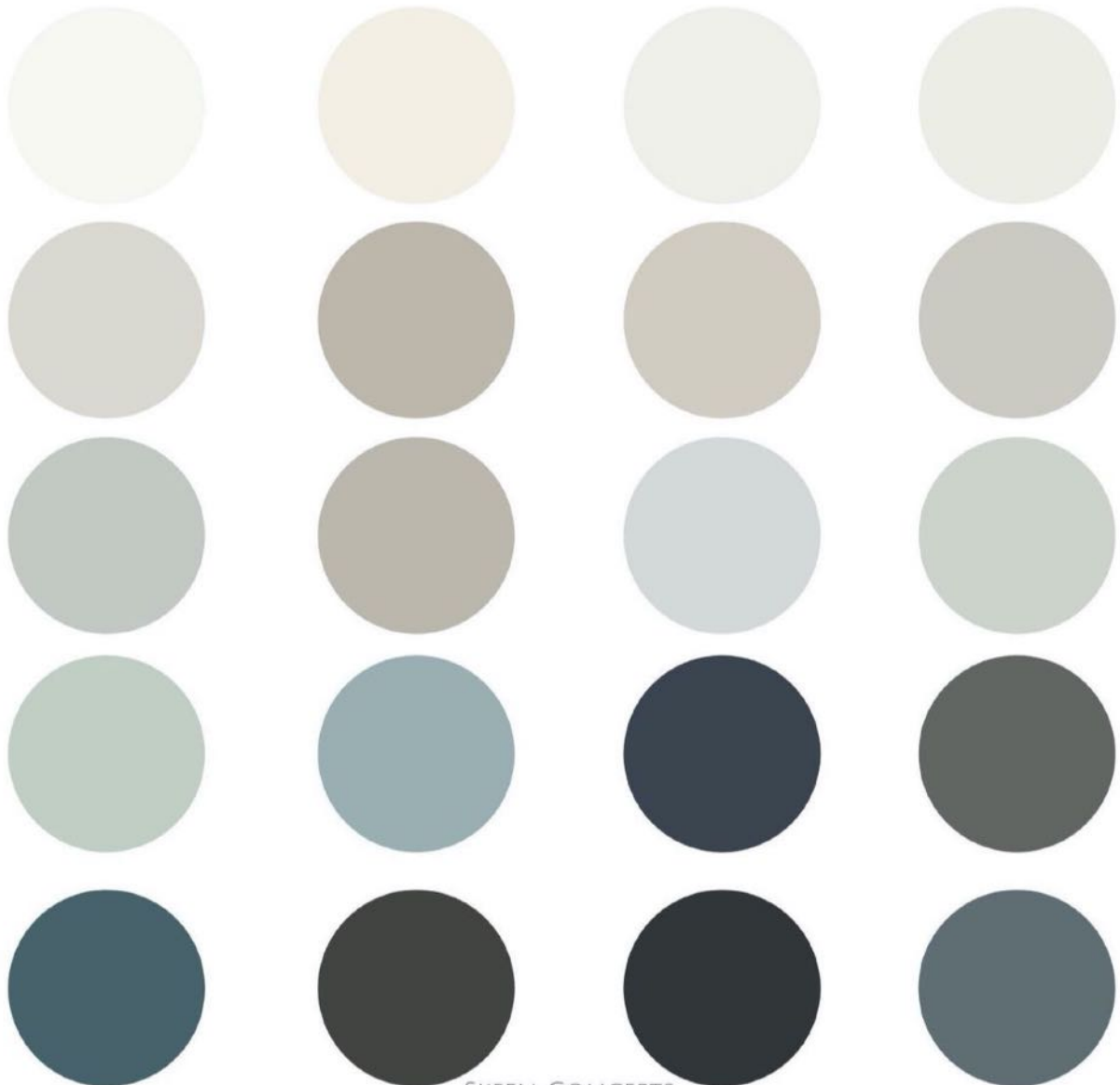
The Pines Redevelopment

- **Colors**
- **Sample Building Renderings**
- **Monument Sign Renderings**
- **Site Amenities**

All buildings within the development will incorporate cottage/farmhouse architectural elements with complimentary soft/warm colors. Primary building materials will consist of Hardie Plank/Smart Board Siding with stone and metal roof accents.

Sherwin - Williams

MODERN FARMHOUSE COLOR PALETTE



SKEEN CONCEPTS
HOME DECOR • LIFESTYLE • DIY • ORGANIZING

**The Pines Redevelopment
Clubhouse and Pool
Architectural Examples**



**The Pines Redevelopment
Clubhouse and Pool
Architectural Examples**



The Pines Redevelopment Architectural Examples



The Pines Redevelopment Architectural Examples



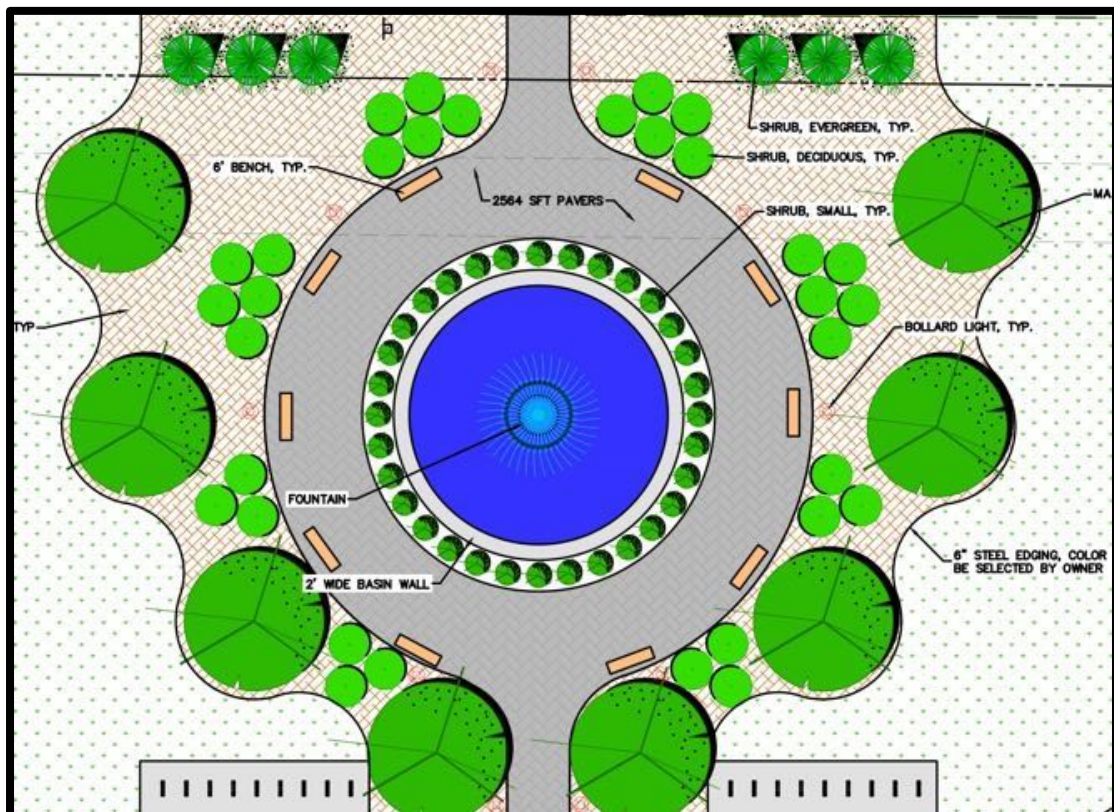
The Pines Redevelopment Architectural Examples



The Pines Redevelopment 1 Story Neighborhood Retail - Sample Targeted Tenants

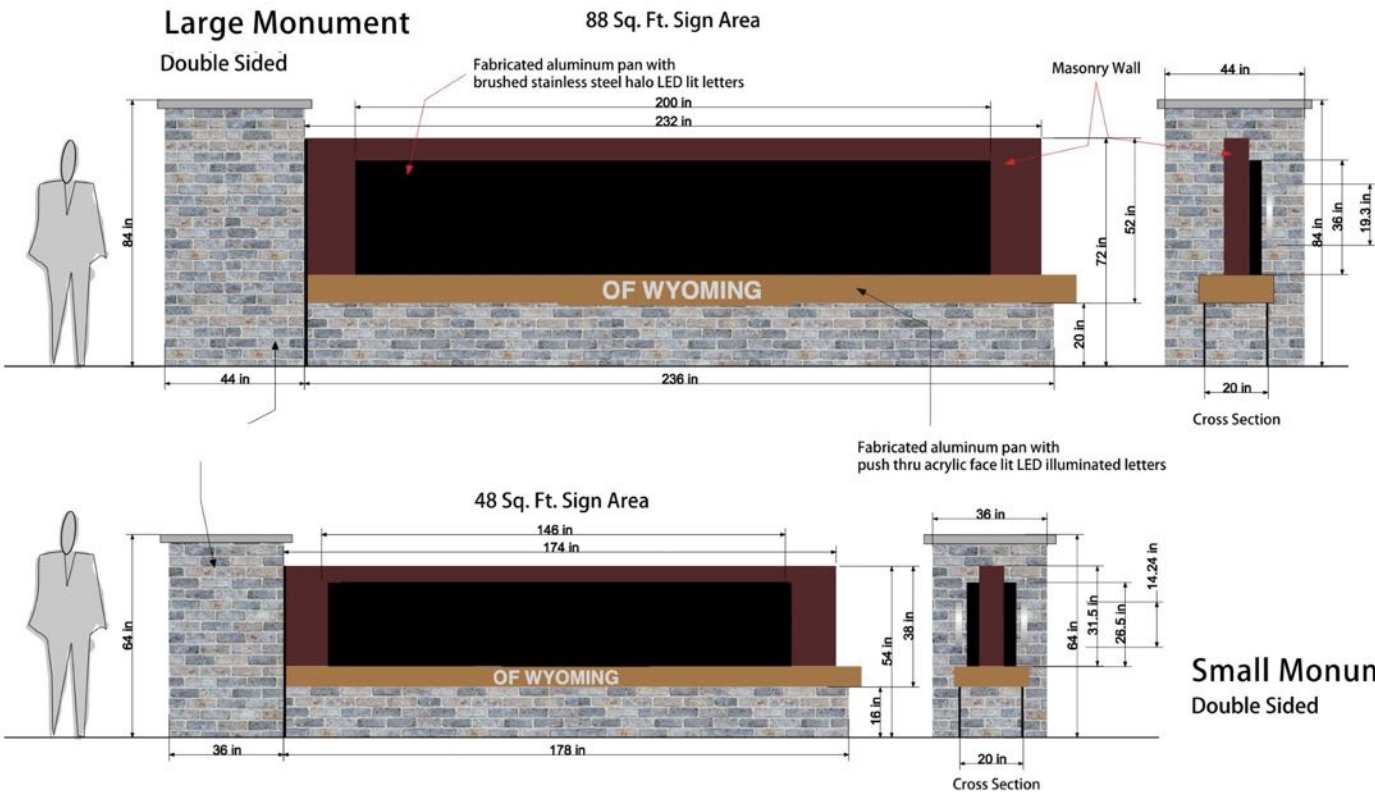


**The Pines Redevelopment
Site Amenities
Signature Entrance Fountain Example**



Monument Sign Example

Preliminary Designs - Monument Sign



DESCRIPTION:

COLOR OPTIONS DETAILS:

T.E.D.	T.E.D.	Black
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Actual product colors may vary from colors shown on your monitor.

**The Pines Redevelopment
Environmental Site Amenities
Rain Filtering Gardens & Car Chargers Examples**



**The Pines Redevelopment
Site Amenities
Community Fire Pit Example & 13 Acre Leash Free Dog**



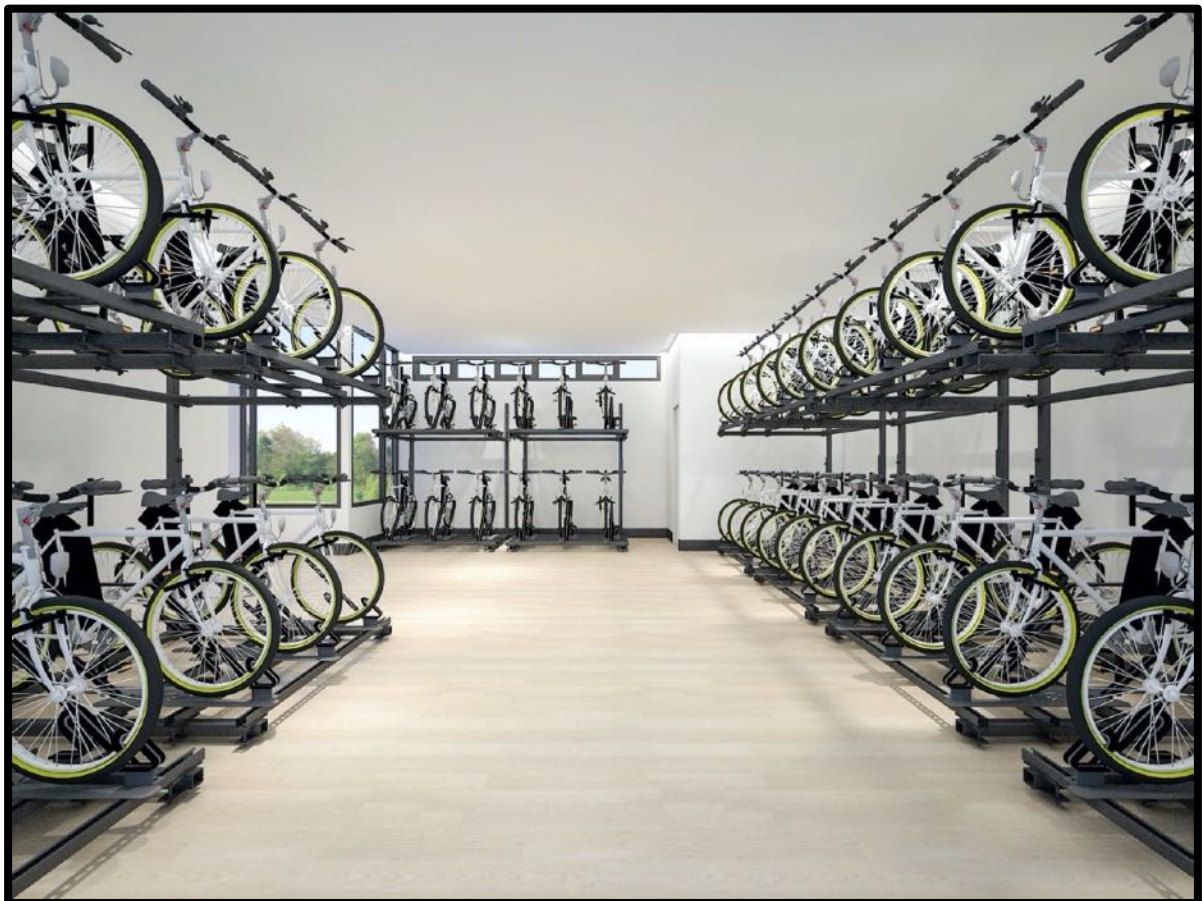
**The Pines Redevelopment
Amenities
Pickleball & Bocce Courts Examples**



The Pines Redevelopment Amenities Clubhouse Interior & Golf Simulator Examples



**The Pines Redevelopment
Amenities Fitness Center & Bike Storage -
Examples**



**The Pines Redevelopment
Amenities
Yoga & Spin Room Examples**



**The Pines Redevelopment
Amenities
Secure Package Room & Meeting Space Examples**



The Pines Redevelopment Interior Samples

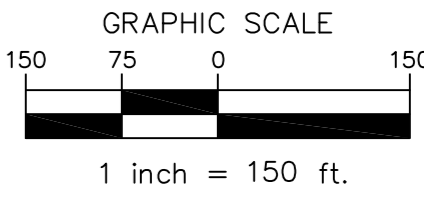
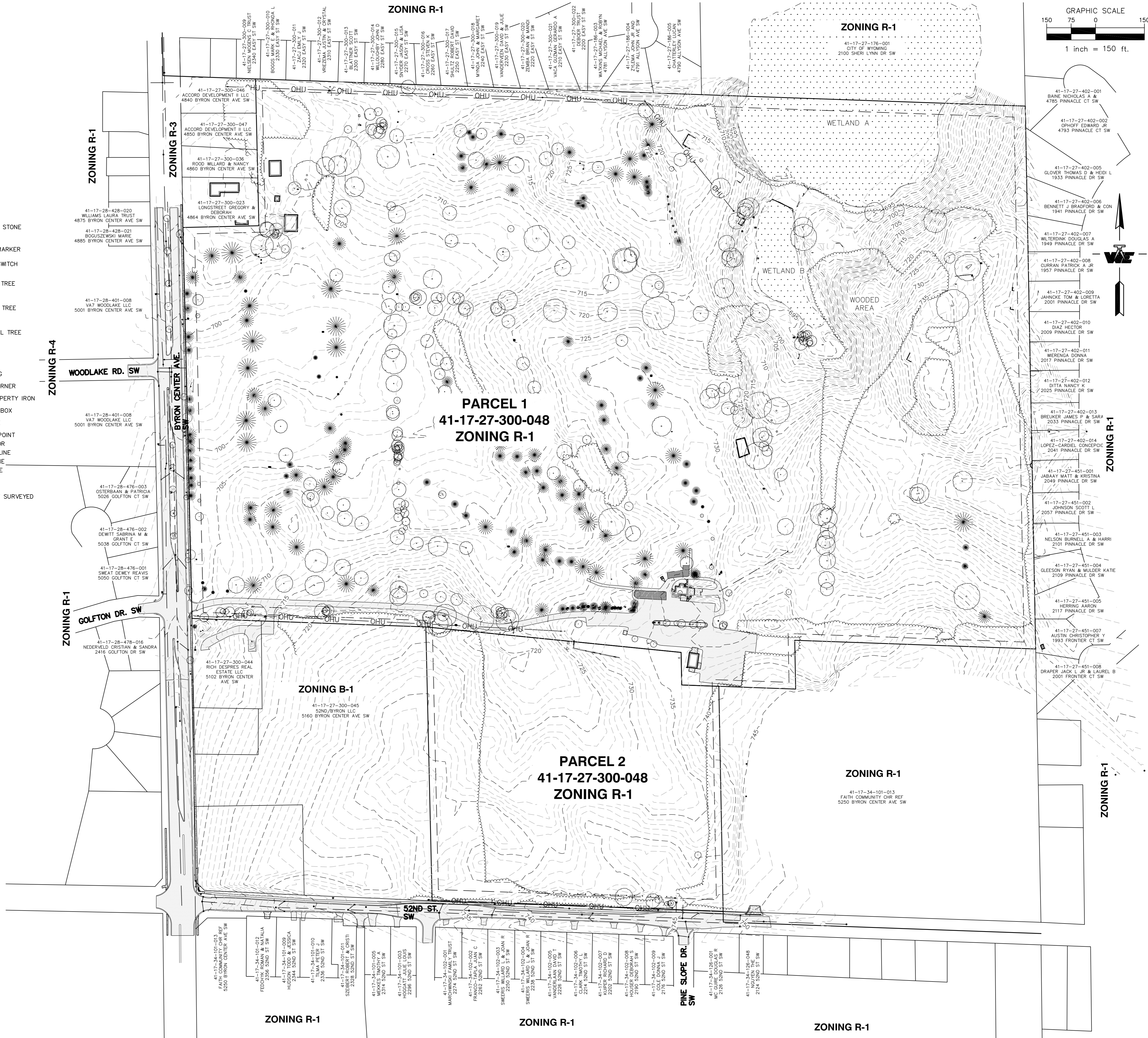
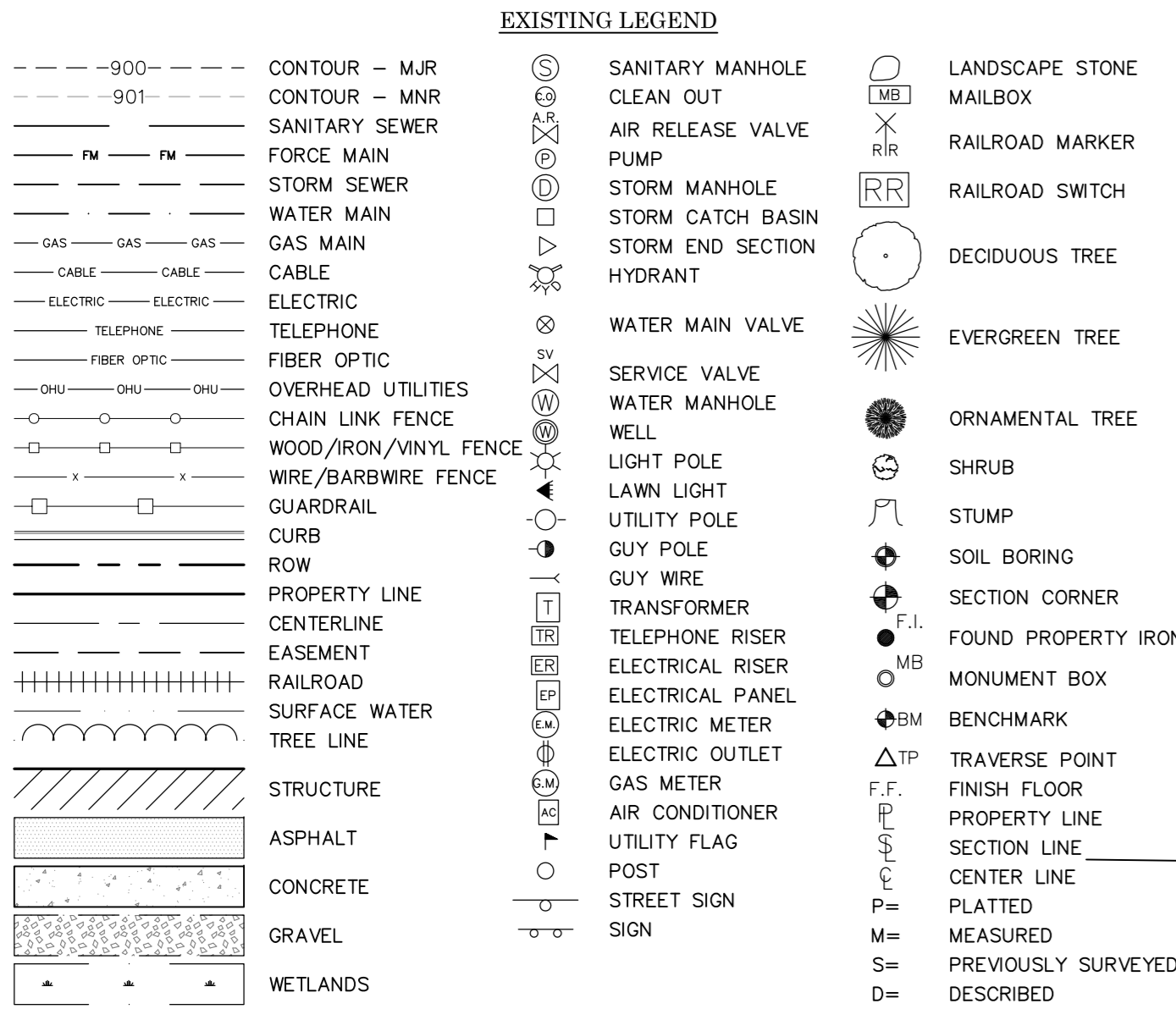




Know what's below.
Call before you dig.

!!! CAUTION !!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ACCORDANCE WITH MICHIGAN P.A. NO. 174 OF 2013.

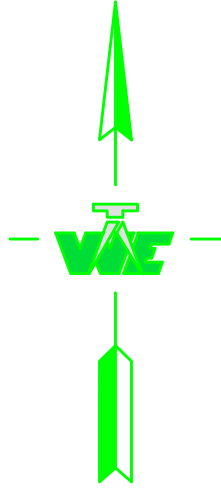
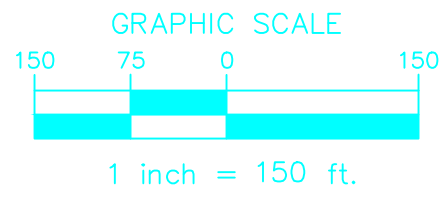
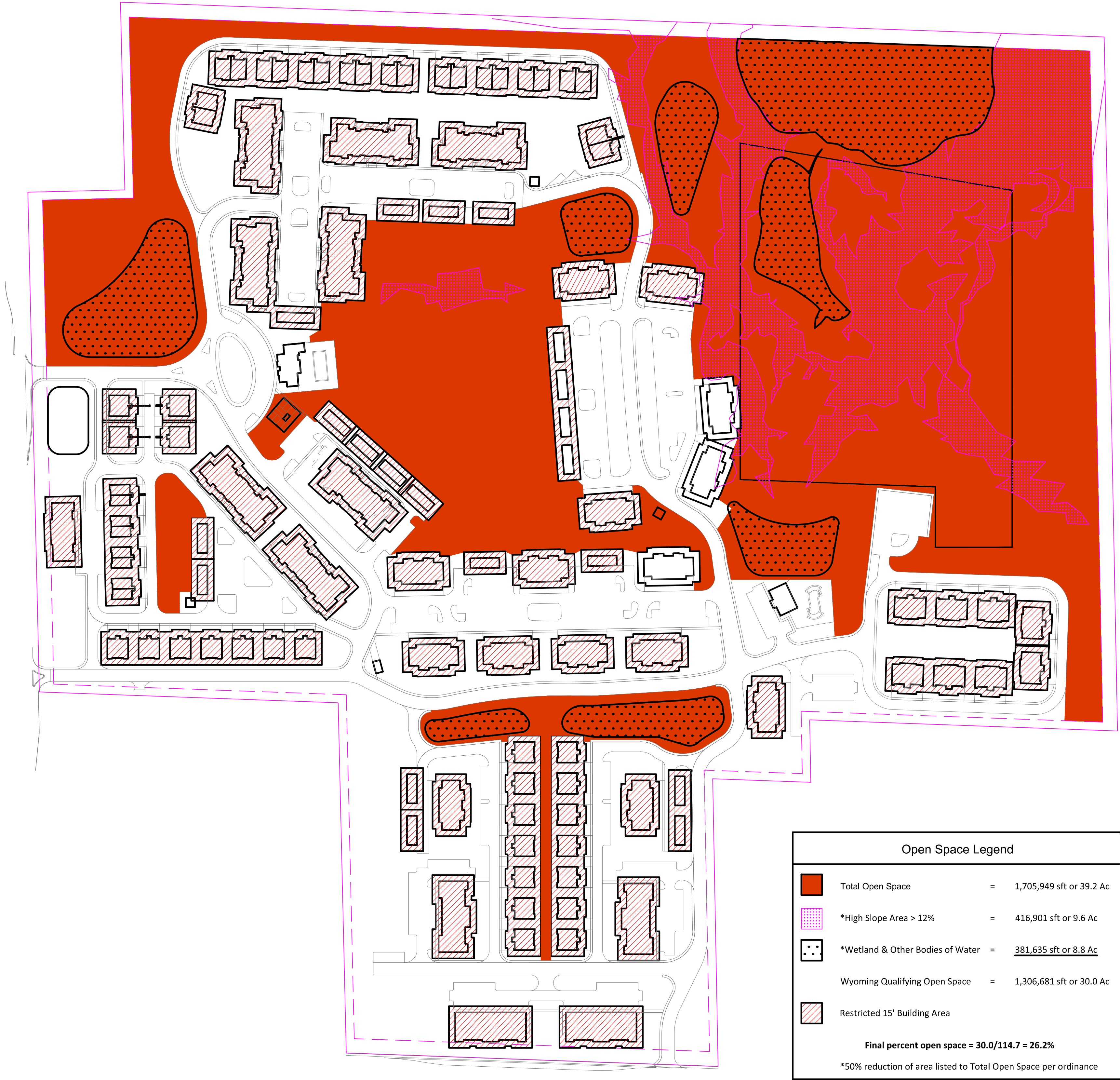


REVISION		DATE	DESCRIPTION

WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Massillon, OH 44864
Phone: 337.676.9300
Fax: 337.676.9396
http://www.wolverine.com

PUD-4 APPLICATION SET		PROJECT	APPROVED
PINES DEVELOPMENT - DOMO/REDHAWK		5050 BYRON CENTER AVE. SW, CITY OF WYOMING	DBH
KENT COUNTY, MICHIGAN 49519			DBH
EXISTING TOPOGRAPHY			JAL
		JOB NO.	21-0078
		DATE	06/09/2022
		SCALE	1" = 150'
		SHEET NO.	C1.0



PUD-4 APPLICATION SET

PROJECT		PINES DEVELOPMENT – DOMO/REDHAWK	
APPROVED		DBH	
CHECKED		DBH	
DRAWN		JAL	
JOB NO.		21–0078	
DATE		06/09/2022	
SCALE		1" = 150'	
SHEET NO.		C2.1	

5050 BYRON CENTER AVE. SW, CITY OF WYOMING
KENT COUNTY, MICHIGAN 49519

OPEN SPACE EXHIBIT

WOLVERINE
Engineers & Surveyors, Inc.

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Ph: 317 676 9200
F: 317 676 9396
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REVISION	DATE	DRAWN	DESCRIPTION
1	06/09/22	JAL	ADD WETLAND/POND AREAS TO CALCULATION